Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/06 11:22 2 pgs
Fees:13.00 Taxes:592.00

20060620-0073441

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**

Franz A. Posey
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2006.

Notary Public

My commission expires: 3/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Franz A. Posey **Linda L. Posey**	**First Horizon Home Loan Corporation D/B/A** **First Tennessee Home Loans**	**Map 135-11-0-C, Parcel 003CO**
105 Nashboro Greens	**P. O. Box 809**	
Nashville, TN 37217	**Memphis, TN 38101**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William E. Wheeler and Sue E. Wheeler, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Franz A. Posey and Linda L. Posey, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 3 on the Plan of a Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village - Tract 18, of record in Plat Book 9700, Page 968, and amended in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William E. Wheeler and wife, Sue E. Wheeler, by Deed from Westminster Home of Tennessee, Inc., of record in Instrument No. 20010706-0072496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11703, Page 581, and as amended in Instrument No. 20000627-0063887, Instrument No. 20010322-0027767 and Instrument No. 20021211-0152723, and Declaration of Covenants and Restrictions of record in Book 4827, Page 14 and Supplemental for Tract 18 of record in Instrument No. 20001031-0108075, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **105 Nashboro Greens, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **June, 2006.**

William E. Wheeler

Sue E. Wheeler

Sue E. Wheeler

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William E. Wheeler and Sue E. Wheeler, husband and wife ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2006.**

Notary Public

My Commission Expires: 3/22/09